

Knollridge Townhomes Association Rules and Regulations

This set of Rules and Regulations was designed to provide a cohesive and enjoyable living environment for all who reside at the Knollridge Townhomes. Each Homeowner/Tenant, along with family members and guests, is responsible for being knowledgeable of and in total compliance with the provisions of these Rules and Regulations.

For a more detailed interpretation, please refer to the "Declaration of Covenants, Conditions, Restrictions, and Easements for the Knollridge Townhomes Association."

1. **Rental Leases:** All rental leases are subject to the provisions as outlined in the *Articles of Incorporation, By-Laws, and the Declaration of Covenants for the Knollridge Townhomes Association.*
 - a) Homeowners are responsible for a Tenant's behavior. It is the responsibility of the Homeowner or Homeowners Property Manager to notify the Board Secretary each time a Townhome is rented to a new Tenant, as well as providing the Tenant(s) with a copy of these *Rules and Regulations.*
 - b) A copy of the *Homeowner/Tenant Agreement*, along with the *Townhome Occupancy-Vehicle Registration* form must be completed by both Homeowner and Tenant(s) and returned to the Association on or before the Tenant(s) takes possession of the Townhome. Both forms must be updated annually as applicable.

2. **Use and Occupancy:** All Townhomes shall be used for dwelling purposes only.
 - a) Occupancy of a Townhome shall be limited to two (2) adults or two (2) children per bedroom.
 - b) No business activity shall be conducted on any portion of the property.
 - c) A Homeowner is responsible to notify the Association when the Townhome is placed on the market for sale, as well as when the Townhome is under contract for sale.

3. **Assessments:** Assessments are due and payable on or before the 1st of each month.
 - a) Assessments not paid in full by the 10th of each month shall bear interest in addition to a late fee.
 - b) Accounts 90 days past due will be turned over for collection and a lien placed against the Townhome.

4. **Structural Alterations:** No Homeowner/Tenant shall be permitted to replace, repair, reconstruct, refinish, alter, or damage any part of the exterior of any building, to include sheds, garages and fences.
 - a) Only the "Association-approved" storm/screen door may be installed and shall remain intact if Townhome is sold.
 - b) Only professional blinds or draperies may be hung in any window/door window.
 - c) Portable air conditioners are not permitted in any window. Window fans are permitted, but shall not protrude beyond the window frame/screen.
 - d) A satellite dish, no larger than 24" in diameter, may be attached only to the shed roof corner or the fence.
 - e) No Homeowner/Tenant shall perform/permit any work, construct any improvements, place any landscaping, or allow any condition which alters or interferes with the drainage pattern on any part of the premises.
 - f) Nothing shall be stored on fences. No clothes lines or laundry shall be hung outside any building.

5. **Sanitation:** Trash is picked up by the City every Wednesday.
 - a) All trash must be contained within a receptacle. Do not overload the container. The lid must be able to close completely. Free-standing trash/materials cannot be placed at the curb for pickup.
 - b) The City requests that receptacles be placed 3 feet apart at the curbside on the day of pickup.
 - c) Emptying trash into another resident's receptacle is strictly prohibited by law.
 - d) Receptacles must be removed from the street and returned to the proper storage area no later than 7 PM on the day of pickup.

6. **Parking/Vehicles:** Each Townhome is assigned two (2) parking spaces directly in front of the Townhome. Vehicles owned in excess of two must be parked on the street. Homeowners/Tenants are responsible for informing their visitors/guests of the parking rules.
- All Homeowners/Tenants are prohibited from parking in any area that is designated as visitor/guest parking only. Violators will be fined and/or towed.
 - Unauthorized vehicles, excluding those belonging to guests, found parked on the premises will be towed at the owners expense.
 - Visitors/guests must use the designated parking spaces or park on the street. No one is permitted to park in another Homeowners assigned spaces without permission.
 - Tandem parking is strictly prohibited at any time, for any reason. Violators will be fined.
 - No trucks, with a capacity of one ton or more, recreational vehicles, motor homes, motor coaches, snowmobiles, campers, trailers, boats or boat trailers or similar vehicles shall be parked, stored or kept on any portion of the property.
 - No vehicle maintenance or repair work is permitted on the premises at any time.
 - Abandoned, unlicensed, license expired, or inoperable vehicles will be towed at the owners expense.
7. **Garages:** No garage may be owned by any person who is not a Homeowner.
- Homeowners may rent their garage only to another Homeowner or a Registered Resident Tenant.
 - A garage shall be used strictly for vehicle parking and/or dead storage only.
8. **Pets:** Subject to prior written approval of the Association, only one pet may be kept by a Homeowner. Tenants are not permitted to keep a pet. Only dogs, cats, and other nonexotic household pets shall be permitted.
- Owners shall be in control of their pet at all times. No pet shall cause a nuisance to other residents. Dogs must be on a leash at all times. Cats are not permitted to roam at large. Dogs and cats must be neutered/spade.
 - Pets are not permitted to damage lawns, trees, or shrubs, or any residents personal property.
 - Urinating/dropping stools on the property is not permitted. Owners are responsible for removing animal waste from their backyard area immediately. Animal waste shall not be permitted to accumulate.
 - Pet violations will result in fines and the possible loss of the Homeowners privilege to keep a pet.
9. **Noise Control: Please be considerate of your neighbors.**
- TV/radio/stereo (home & car)/musical instruments must be kept at an acceptable level, not offensive, disturbing, nor detrimental to others. Vacuuming, laundry, and outside noise are prohibited during the hours of **9 PM and 7AM.**
 - Be aware that patio noise is easily heard and can be annoying to other residents, especially those who retire early. Noise must be kept at a minimum inside and outside after 9PM.
10. **Maintenance:**
- Each Homeowner/Tenant is responsible for maintaining their backyard and surrounding Common Element areas in a clean, neat, attractive, and sanitary condition, free of debris, cigarette butts, mud, and other refuse, including animal waste.
 - Nothing is to be stored on fences.
 - No damage or waste to any part of the Knollridge Townhomes property, Buildings, or Garages shall be committed by any persons residing in or visiting the Complex.
 - Homeowners are responsible for ensuring all appliances, include evaporative coolers, are in good working order, free from any defects.

Every violation of these "Rules and Regulations" is declared and deemed to be a nuisance.

Subject to the rights of reasonable contest, each Homeowner/Tenant shall promptly comply with the provisions of all applicable laws, regulations, and ordinances with respect to the Knollridge Townhomes without limitations.